076.0	0004	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,500 /	771,500
					USE VALUE:	771,500 /	771,500
					ASSESSED:	771,500 /	771,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSS THEODORE R/TRUSTEE &	
Owner 2:	VOYTEK SARAH B/TRUSTEE	
Owner 3:	FOSS VOYTEK NOMINEE TRUST	
Street 1:	29 BAKER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	VOYTEK SARAH B & -
Owner 2:	FOSS THEODORE R -
Street 1:	29 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,005 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2290 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7005.000	330,400		441,100	771,500
Total Card	0.161	330,400		441,100	771,500
Total Parcel	0.161	330,400		441,100	771,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.96 | /Parcel: 336.9

Legal Description

User Acct 48291

GIS Ref

GIS Ref

Insp Date 02/03/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0017.0

!6353!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,400	0	7,005.	441,100	771,500	771,500	Year End Roll	12/18/2019
2019	101	FV	257,600	0	7,005.	409,600	667,200	667,200	Year End Roll	1/3/2019
2018	101	FV	257,600	0	7,005.	409,600	667,200	667,200	Year End Roll	12/20/2017
2017	101	FV	257,600	0	7,005.	359,200	616,800	616,800	Year End Roll	1/3/2017
2016	101	FV	219,400	0	7,005.	327,700	547,100	547,100	Year End	1/4/2016
2015	101	FV	186,900	0	7,005.	289,900	476,800	476,800	Year End Roll	12/11/2014
2014	101	FV	186,900	0	7,005.	274,100	461,000	461,000	Year End Roll	12/16/2013
2013	101	FV	186,900	0	7,005.	260,900	447,800	447,800		12/13/2012

PRINT

Date	Time
12/10/20	21:08:33

LAST REV

Date	Time
04/10/18	15:09:01
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6353

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOYTEK SARAH B	65800-486		7/27/2015	Convenience	1	No	No		
CARNEY JOHN A,	64915-578		2/17/2015		680,000	No	No		
WHITE CATHERIN	64307-430		9/30/2014	Estate/Div	500,000	No	No		GEORGE WHITE D.O.D. 7/5/2011 BK 64307 PG 425.
WHITE GEORGE H-	53711-165		10/22/2009	Family		No	No		
	11526-582		6/21/1968			No	No		N

USER DEFINED

Prior Id # 1:	48291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2018	314	Insulate	8,000	C				
12/18/2015	1948	Alterati	7,000					
11/3/2014	1491	Alterati	1,000					Install structural
10/3/2014	1308	Renovate	30,000					
8/11/2009	689	New Wind	19,054					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Sales Review	PT	Paul T
6/9/2015	Permit Insp	PC	PHIL C
2/3/2009	Measured	372	PATRIOT
11/10/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7005		Sq. Ft.	Site		0	70.	0.90	12									441,104						441,100	

Total AC/HA: 0.16081 | Total SF/SM: 7005 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,104 | Spl Credit | Total: 441,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	141.153
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370448
Depreciation:	40008
Depreciated Total:	330440

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

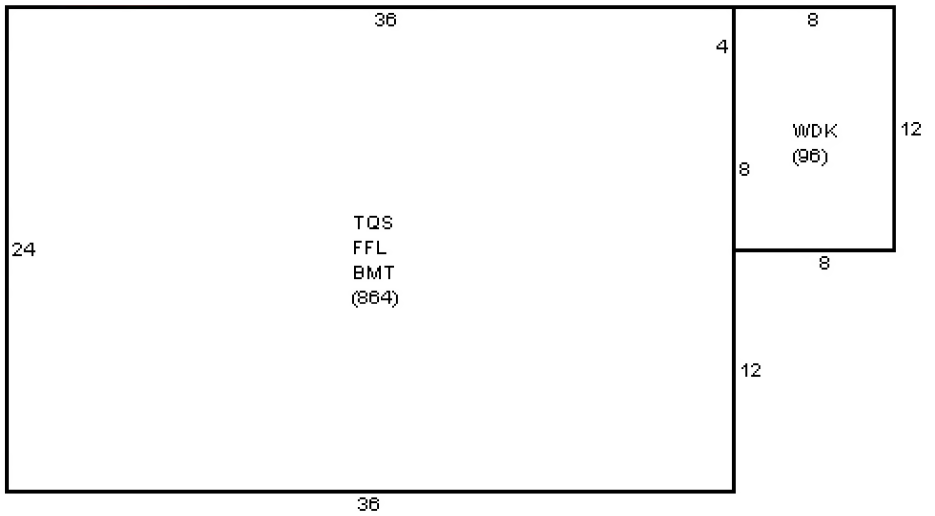
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.15
Special Features:	0	Val/Su Net:	133.66
Final Total:	330400	Val/Su SzAd	218.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	67.120	57,990
FFL	First Floor	864	141.150	121,956
TQS	3/4 Story	648	141.150	91,467
WDK	Deck	96	16.000	1,536
	Net Sketched Area:	2,472	Total:	272,949
Size Ad	1512	Gross Are	2688	FinArea 2290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	